

**AGENDA**  
**CITY OF SEDONA**  
**PLANNING AND ZONING COMMISSION**  
**WORK SESSION**  
**THURSDAY, APRIL 29, 2010 3:30 P.M.**

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session open to the public on **Thursday, April 29, 2010, at 3:30 p.m.** in the **Vultee Conference Room**, located at 102 Roadrunner Drive, Sedona, Arizona.

**The purpose of the work session is for Commissioners to convey to staff any questions, comments, concerns or requests for additional information they may have regarding agenda items 5.A and B on the Planning and Zoning Commission's agenda for Tuesday, May 4, 2010 and for additional items on this agenda as noted.** The public is encouraged to attend the work session. Opportunities for public participation and comments on the referenced agenda items should be reserved, however, for the Planning and Zoning Commission's public hearing on those items. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, and Roll Call. **(5 minutes 3:30 – 3:35)**
2. Introduction/discussion regarding the agenda items for the regularly scheduled meeting of Tuesday, **June 1, 2010: (15 minutes 3:35 - 3:50)**
  - A. **Request for a three-year Time Extension** of the previously approved Zone Change (ZC2007-1) and Development Review (DEV2007-1) for **The Falls at Oak Creek**, a proposed 47-unit condominium development located on two parcels totaling approximately 3.88 acres located at 1156 Highway 179, site of the Oak Creek Mobile Lodge. Current zoning is RS-18b (Single-family Residential) with a legal non-conforming use as a mobile home park. The properties are further identified as Assessor's Parcel Numbers: 401-26-011A & 401-26-019B.

Applicant: Campbell Family Trust  
Case Number: TE2010-1
3. Discussion regarding the agenda items for the regularly scheduled meeting of Tuesday, May 4, 2010: **(60 minutes 3:50 – 4:50)**
  - A. **Discussion/possible action regarding a request for a Conditional Use Permit** for the Sedona Community Farmer's Market, an outdoor farmer's market at the Sedona Airport to be held on two days a week during the summer season and one day a week during the

winter season. The Farmer's Market has been operating at this location for approximately a year under a Temporary Use Permit. The Farmer's Market has had an average of 35 vendors selling local products and crafts. The subject property is currently zoned CF (Community Facilities) and is approximately 221 acres. The Farmer's Market is located on an approximately one-acre portion of the site, directly opposite the scenic overlook off of Airport Road. The property is further identified as Assessor's Parcel Number: 408-27-001.

Applicant: Sedona Community Farmer's Market  
Case Number: CUP 2010-01

- B. Discussion/possible action regarding Discussion/possible action regarding a request for Subdivision Preliminary Plat and Development Review for the Centrum and the Villas at Centrum**, a mixed-use project combining approximately 11,508 square feet of retail/office space and 8 residential condominiums on 2.23-acres, located at 220 Sunset Drive. The subject property is currently zoned C-1 (General Commercial) and RM-2 (High Density Multi-family Residential). The property is further identified as Assessor's Parcel Number: 408-26-030C.

Applicant: Gary Muise/Eagle Cliff Development  
Case Numbers: DEV2008-2 & SUB2008-2

4. PowerPoint presentation on the Community Plan Update by Long Range Planning Division **(15 minutes 4:50 – 5:05)**
5. Adjournment. **(5:05)**

NOTE: This is to notify the public that members of the City Council and other Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Note: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Vultee Conference Room is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made twenty-four hours prior to the meeting.

---

John O'Brien, Director  
Department of Community Development

---

Alex Gillon, Chairman  
Planning and Zoning Commission

Posted Date: \_\_\_\_\_ Time: \_\_\_\_\_ By: \_\_\_\_\_